

Virginia Department of Historic Resources

PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	For Staff Use Only DHR ID #: 273-0001-0156
Property Name(s): <u>Alicia Hopkins House</u>	
Property Date(s): <u>1830</u> <input checked="" type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to Public? <input type="checkbox"/> Yes <input type="checkbox"/> Limited <input checked="" type="checkbox"/> No	
Property Address: <u>1 Market Street</u> City: <u>Onancock</u> Zip: <u>23417</u>	
County or Ind. City: <u>Accomack</u> USGS Quad(s): <u>Pungoteague</u>	

Physical Character of General Surroundings
Acreage: <u>~ 1 acre</u> Setting (choose one): <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features: The site of the house is little changed from when it was originally platted in the seventeenth century. The small hill overlooks Onancock Creek and the wharf on three sides and the house is centrally located in the middle of the two lots which make up the property. Market Street curves around three sides of the property and the driveway is at the eastern end of the property. The trees and shrubs are mature.
Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property: The only secondary resource is a modern garage which sits at the eastern end of the property and does not detract from the site or the integrity of the historic dwelling.
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

Individual Resource Information
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc...
<u>Dwelling</u>
What is the current use? (if other than the historical use) _____
Architectural style or elements of styles: <u>Federal, Greek Revival</u>
Architect, builder, or original owner: <u>William D. Seymour</u>
of stories <u>2.5</u> Condition: <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated
Are there any known threats to this property? <u>None</u>

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation: Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete. Continuous foundation of brick; brick, stone and concrete partial cellar; concrete slab on rear modern addition

Structure: Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known. Frame construction

Walls: Describe the exterior wall covering such as beaded weatherboard or asbestos shingles. Weatherboard, wood shingles, vinyl

Windows: Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced? Twenty five 6/6 double hung historic wood sash, four 9/6 double hung historic wood sash, eight modern 6/6 windows on rear addition.

Porch: Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details. Simple Georgian Revival entrance with small rectangular paned transom and side lights topped with a very shallow pediment over a panelled door. Three brick steps provide access

Roof: Describe the roof, listing the shape and the covering material. Front gable, steep pitch, with wood shingles, side gable with wood shingles, modern side gable with asphalt shingles

Chimney(s): List the number of chimneys and the materials used. Include the brick bond pattern if possible. Three interior brick chimneys, two historic

Architectural Description of Individual Resource: *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated)*

The Alicia Hopkins House is a front gabled, two-and-a-half story Federal style frame dwelling with Greek Revival elements located on a small hill overlooking the wharf at Onancock Creek. The house sits on two of the earliest lots platted in Onancock at the end of Market Street. The primary and most prominent portion of the house was constructed c 1830, but the smaller attached hall-and-parlor may predate the main house. The northern end of the house was severely deteriorated and was replaced with a contemporary yet compatible addition in the early 1980s. As with many Eastern Shore homes, the house has evolved over time and is telescopic in its form and development. This common Eastern Shore design of "big house, little house, colonnade, and kitchen" is altered in rare fashion here with the large front house being turned to create a front gable house with an entry in the gable end.

The main house is a front gabled dwelling with weatherboard siding, a brick foundation, and wood roof shingles. The house has a Greek Revival entry highlighted by a rectangle paned transom and sidelights, a paneled door, and a pedimented lintel. This very simple pediment lintel design is repeated over all of the windows as well. The windows are nearly all 6/6 historic double hung wood sash of varying sizes and have paired wood shutters. The exception is a pair of narrow 4/4 historic wood sashes serving as sidelights to the second story window over the main entrance. The roof has three gabled dormers on each side. The interior end chimney is on the west side, opposite the entrance, with the chimney back exposed on the first level but disappearing behind the weatherboard on the second story. The exposed chimney back detail is fairly common on the Eastern Shore and appears less frequently in other areas of the mid-Atlantic region. Finally, on the lower right corner of the east entry side, there is a small cellar door which steps down to the masonry basement below the hall-and-parlor portion of the house, supporting the possibility that the main 1830 house was added to an existing more modest hall-and-parlor dwelling.

The hall-and-parlor portion of the house represents the middle of the current house. Its exterior cladding is wood shingles and it features 9/6 historic double hung wood sashes, in contrast to the main house, and also has paired wood shutters. The roof matches the main house with wood shingles, gabled dormers on each side, and 6/6 wood sash windows. There is also an historic brick exterior end chimney on the north end of the parlor/dining room, which is now enclosed within the 1980s addition.

The modern addition completes the traditional Eastern Shore house visually mimicking the colonnade and kitchen additions which would have historically formed the end of the house. The small colonnade hyphen has a covered entry porch and accesses the kitchen, while the final section of the house contains a modern living room and guest quarters. The modern end addition also has a central interior brick chimney. The modern windows on both parts of the addition are wood sash 6/6, like the main house and have modern shutters to match those on the historic sections of the house. The roofs are gabled with asphalt shingles.

The interior of the historic main house retains most of the original features and the historic floor plan is intact. Despite its large size, each floor of the main house contains essentially one primary room. The eastern end of each level contains the stairway and a combination hall/landing with access to a room to the west. The entire house retains almost all of the historic flooring, wood trim, and doors.

The first floor transverse entry hall has a window to the south and the base of the stairs and a door to the hall-and-parlor portion of the house to the north. The stairway, with its round mahogany inlay newel post highlighting its status in the public area of the home, lands in the older central cross hall of the house. The formal transverse first floor entry hall provides access to the grand parlor highlighted by the original mantel, five large 6/6 windows, and pine floors. A mid-twentieth century renovation resulted in the paneling and baseboard heating below the windows being added, but the window framing and sills are historic.

The second story of the main house has a large bedroom to the west with a large but simple historic wood mantel and five windows matching those in the parlor below. The well lit hall/landing has the large 6/6 window with paired 4/4 side windows overlooking the driveway and entry steps below. To the north are the stairs to the attic level as well as a door which provides access to a small bedroom over the current dining room, which is part of the hall-and-parlor portion of the house. There is also a full bathroom adjoining the bedroom over the dining room.

The attic level once again has the landing hall at the top of the stairs with a window to the east, and a doorway west into a bedroom. There is also a full bath. The smaller bedroom has no fireplace, and smaller 6/6 windows on the western wall, in addition to the dormer windows on the north and south which mirror the window placement in the rooms below. There is, however, a third window on the north side, because it is not blocked by the hall-and-parlor portion of the house, as is true in the second floor bedroom and first floor formal parlor of the main house.

The central hall, which runs along the east/west axis of the house, retains its original wood trim, floors and an historic five panel door on its west end. The east end of the hall, where the stairs to the upper main house land, has a paneled door with six panels running vertically in a variation of the cross-and-bible type. This hall opens to the north into the current dining room which combines to form a very traditional hall-and-parlor dwelling and appears different in form and function from the larger more formal main house. The fact that the main stair to the upper floors lands in this stepped down cross hall lends support to the hall-and-parlor portion of the house predating the larger 1830 main house.

The current dining room has likely filled that role as long as the larger, more formal parlor was available in the larger section of the house. The floors are pine as well, though of a different size than in the larger main house. The Greek Revival mantel is historic with a c1940s Delft tile surround. The room is highlighted by the paired 9/6 windows to the east and west. A six paneled door, similar to that on the eastern end of the central hall, provides access to the modern addition.

The modern addition has a kitchen, living room, bathroom, two half baths, and a loft. The finishes are wood, with a brick floor in the entrance area, and compliment the more formal historic house by serving the traditional Eastern Shore role of colonnade and kitchen. Some of the material used in the addition came from the historic section of the house it replaced. The final part of the addition is a sun room on the western side of the addition, facing the wharf.

The site is virtually unchanged from the time of construction. The house has always been located in the center of the steep hill, and from this vantage point can see the wharf and creek on three sides. The fourth side of the house faces the drive to the east, which leads from the south end of Market Street through the property to the north side where it emerges onto King Street as it curves around the steep hill. With its placement at the end of Market Street and overlooking the wharf, the house has played an integral role in the waterside development of Onancock. On the east end of the property is a large two car garage with attached gardening room and storage areas. The garage likely dates to the early 1980s renovation of the house, and its design does not detract from the house or the site.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form will be posted for consideration by the State Review Board.

The Alicia Hopkins House, named for its last Hopkins family resident, was constructed c1830 at 1 Market Street. The dwelling is a Federal style house with Greek Revival elements which retains its original floor plan, many of its historic features, its historic setting, and strong architectural integrity. The house also retains an historic hall-and-parlor middle section which may predate the main house. The overall dwelling is also an excellent example of the common telescopic style homes seen on the Eastern Shore, typically following the pattern of “big house, little house, colonnade, kitchen.” The house was owned by the Hopkins family for four generations from 1846 until 1938. The first Hopkins family member to own the house was Captain Stephen A. Hopkins, a veteran of the War of 1812 and founder of the longstanding Hopkins & Bros. Store. The Hopkins & Bros. Store conducted business in Onancock from 1842 until it closed in 1965. For much of that time the Hopkins family lived at the 1 Market Street as well as at least four other still existent nineteenth century dwellings in the immediate area. The Alicia Hopkins House was the initial house of the founders of the Hopkins & Bros. Store, and from the founding of the town until today, the site and the dwellings there have held a prominent role in the town, and the wharf community in particular. The Alicia Hopkins House is eligible for individual listing on the Virginia Landmarks Register and National Register of Historic Places under Criterion A, for its role in the history of Onancock’s waterfront community and economy, Criterion B, for its nearly century long association with one of the most prominent families in the history of Onancock, and Criterion C as an excellent example of early nineteenth century Federal architecture and Eastern Shore building techniques.

Onancock was established in by the House of Burgesses in 1680 and was the original county seat of Accomack County until 1693. The town is located at the confluence of the northern and southern branches of Onancock Creek and lies several miles east of the Chesapeake Bay. The town experienced several periods of growth, particularly after the Civil War when it became a major stop for passengers and freight in the Chesapeake Bay, and was the leading port for Accomack County for much of its history. Significant development in the town ended with the closing of the steamboat service in the 1930s which also helped preserve much its historic character. The most prominent architectural resources are focused on Market Street which ends at the wharf where a few resources, including the Alicia Hopkins House, highlight the history of the once thriving port. The current street pattern likely dates from the late seventeenth century and the platting of the original fifty acres of land purchased to establish the town. There are resources from the late eighteenth century through the twentieth century, including several notable churches as well as numerous contributing commercial and residential buildings. Most of the pre-1899 commercial buildings were lost in a huge fire, so the oldest and most notable resources tend to be residential. In 1992 the Onancock Historic

District was listed on the National Register of Historic Places with the Hopkins house considered a significant contributing resource.

The Alicia Hopkins House property was likely part of the original fifty acres platted in 1680, and a 1761 plat shows lots 12 & 13 at the curved end of Market Street directly across from the waterfront. There is mention of previous dwellings on the property, but the current 1830 house, with a possibly earlier hall-and-parlor, is still one of the oldest surviving residences in town. The current house was likely built by William D. Seymour, before passing to John W. Colonna in 1836, and then to Captain Stephen A. Hopkins in 1846. The house remained with the Hopkins family through four generations until 1938.

Captain Stephen A. Hopkins, a veteran of the War of 1812, purchased much of the wharf in 1823; the wharf was called Hopkins Wharf until at least the steam boat era. In 1842 he founded the Stephen Hopkins & Sons mercantile firm, later renamed Hopkins & Bros., which was in business continually until 1966, when the store was closed and the building was donated and moved to its current location. When it finally closed, the Hopkins Brothers business was the only still existent business which predated the Civil War. During the history of the store it occupied at least three locations on the wharf, all on lots below the hill occupied by the Alicia Hopkins House. When Stephen A. Hopkins owned the store, he owned more vessels than anyone else in the county. The store served as the town post office for several decades and much of the current store building dates to 1874. The store is currently owned and maintained by the Eastern Shore of Virginia Historical Society, and rented out as a restaurant. The historic store interior has been maintained and is open to the public as a welcome center. The historic steam boat ticket office is next to the store building.

The Hopkins family was a leading family of Onancock throughout the nineteenth century and well into the twentieth century. During the nineteenth century the family eventually built several other prominent and still existent homes in the area nearby the Alicia Hopkins House. Across the street is Ingleside which was the home of Stephen A. Hopkins' oldest son William beginning in 1860 and greatly expanded in the 1880s. The senior Hopkins' second son, John, built a large home in 1860 at 8 Market Street. The Fitzgerald House at 25 King Street was also a Hopkins family house for many years. Some of the family members were also partners in the founding of the town's first bank and participants in much of the significant history of Onancock for more than a century.

With its link to the Hopkins family, the prominent and long standing Hopkins family store, and the overall history of the Onancock waterfront and wharf, the Alicia Hopkins House is one of the most important still existent dwellings in the town. The house and the site also represent a several century long link to residential and commercial maritime life on the Eastern Shore of Virginia. When combined with the notable architecture of the house and the intact historic site and setting, the property is a strong candidate for listing on the Virginia Landmarks Register and National Register of Historic Places.

Works Consulted

Mariner, Kirk. Off 13, The Eastern Shore of Virginia Guidebook. Onancock, VA: Miona Publications, 2010.

Nock, Anne B. Child of the Bay, Past Present, and Future. Norfolk, VA: Hampton Roads Publishing Company, Inc., 1992.

Nock, Anne, edit. A Voyage Through Time, Onancock, Virginia, 1607-2007. Onancock, VA: Eastern Shore of Virginia Historical Society, Inc., 2006.

Nock, L. Floyd III. Drummondtown, "A One Horse Town." Verona, Virginia: McClure Printing Company, Inc., 1976.

Onancock Historic District National Register Nomination, 1992.

Reed, Elizabeth Reed. We Come from Island People On Virginia's Eastern Shore. Coram, NY: Peter's Row Publishing, 2006.

Turman, Nora Miller. The Eastern Shore of Virginia, 1603-1964. Onancock, VA: The Eastern Shore News, Inc., 1964.

Whitelaw, Ralph T. Virginia's Eastern Shore, A History of Northampton and Accomack Counties. Camden, Maine: Picton Press, 1989.

Wise, John S. The End of An Era. Boston: Houghton Mifflin Company, 1927.

Legal Owner(s) of the Property (For more than one owner, please use a separate sheet.)Mr. ☐ Mrs. ☒ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

Anne B. Nock

N/A

1 Market Street

Onancock

VA

23417

(Address)

(City)

(State)

(Zip Code)

757-787-1431

(Email Address)

(Daytime telephone including area code)

Owner's Signature: _____ Date: _____

•• Signature required for processing all applications. ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: ()

Applicant Information (Individual completing form if other than legal owner of property)Mr. ☒ Mrs. ☐ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

Marcus R. Pollard

Commonwealth Preservation
Group

PO Box 11083

Norfolk

VA

23517

(Address)

(City)

(State)

(Zip Code)

marcus@commonwealthpreservationgroup.com

757-651-0494

(Email Address)

(Daytime telephone including area code)

Applicant's Signature: _____ Date: _____

Notification

In some circumstances, it may be necessary for the department to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. ☒ Mrs. ☐ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

Tom Robinett

Town Manager

Onancock

15 North Street

(Locality)

(Address)

VA

23417

757-787-3363

(City)

(State)

(Zip Code)

(Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this property.

I see this house and the Hopkins store as the cornerstone of what holds together the waterfront section of the Onancock Historic District. I believe that the individual recognition of this house will assure the residents that this area will have a far better chance of being acknowledged and preserved now and for the future.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes ☐ No ☒Would you be interested in the easement program? Yes ☐ No ☒